

# Ashby Road

Burton-on-Trent, DE15 0LG

John German



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£450,000

## NO UPWARD CHAIN

This amazing character home offers an abundance of space boasting plenty of charm and period features, perfect for a large family or multi generational living with accommodation spanning three floors. Highlights include two reception rooms, dining kitchen, four bedrooms, two en suites, family bathroom and a stunning basement level with music room/studio, workshop, utility and a stylish bar/entertaining room, pretty gardens, double width drive and garage.



This exceptional home offers a superb blend of character and modern living in a popular and established location renowned for character Edwardian and Victorian properties. The house features an abundance of space, perfect for a large family or multi-generational living having accommodation set across three floors together with all the benefits of a corner plot, a double width drive and detached garage to rear. The location is particularly handy for schools for all ages, popular pubs, riverside walks at Stapenhill Gardens and is in walking distance to the town centre.

The front entrance door opens into a lovely grand period style reception hall with Minton tiled flooring, feature panelled staircase rising off to first floor, high ceilings and doors leading off.

To the right is the first of the two reception rooms on this floor which is a superb light and spacious dual aspect dining room with period coving, picture rail and a marble fireplace providing the focal point.

Further along the hallway is a superb dual aspect lounge with a period style fire surround providing the focal point with a checkered tiled hearth and living flame gas fire, again with the benefit of high ceilings, period coving, picture rail and window framing views across the rear garden.

There is a well appointed breakfast/dining kitchen equipped with a range of base and eye level units with work surfaces over, ceramic sink and drainer unit, a range style cooker, space for appliances, fire surround with tiled inset providing the focal point together with original pine cupboards and drawers adding a rustic character feel. There is plenty of space for a dining or breakfast table. A window frames views across the rear garden.

Completing the ground floor accommodation is a useful guest WC/store believed to be a former pantry with shelving providing excellent storage facilities and window to front.

To the first floor, the landing has doors leading off to four bedrooms. The master bedroom is a beautiful room, generous in its proportions, having an en suite shower room, a fireplace adding character, stripped pine fitted wardrobes/storage and the room also enjoys a dual aspect with windows to rear and side.

Bedroom two is a light filled room, again with a dual aspect, fire surround providing the focal point, a fitted cupboard/wardrobe to the side of the chimney breast with high ceilings and period style coving.

Bedroom three is a generous double with window framing views to rear and having an en suite shower room with shower, wash hand basin and WC.

Bedroom four is a comfortable single bedroom with window framing views to front.

There is a family bathroom with a white suite comprising panelled bath, close coupled WC, wash hand basin, checkered style flooring and window to front.

There is a substantial loft which may offer potential to create more living space subject to planning and building regulations.

The property also has the amazing feature of a basement level with door to stairs from the main reception hallway leading down. The basement level features three rooms plus a guest WC with close coupled WC, wash hand basin and spotlights. The basement has the potential for a variety of uses, perfect for those with creative personality currently having a music room/studio, together with a utility room/workshop with fitted base units, sink and drainer, space for a washing machine and tumble dryer, plenty of space for a work bench, fitted wall cupboards, and a useful large airing room/linen store where the gas central heating boiler is located. The basement level also features a superb and stylish cosy bar/entertaining room with wood effect floor, panelling to walls, fitted bench seating with storage, a bar, and window and door opening out to the rear garden.

The rear garden is well established with shaped lawns, planted borders and side entrance via gate. Also in the rear garden is a large 12ft x 9ft wooden workshop/shed with power and lighting, a greenhouse and a 6ft x 4ft tool shed - all to be included in the sale. A rear gate opens out to a double width driveway with a detached garage having an up and over front entrance door. The property has two mature tree specimens subject to a tree preservation order within the rear garden, one being a Corsican pine and the other being a silver birch.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/10092024

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Floor -1 Building 1



Ground Floor Building 1

Approximate total area<sup>(1)</sup>

2194.01 ft<sup>2</sup>

203.83 m<sup>2</sup>



Floor 1 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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